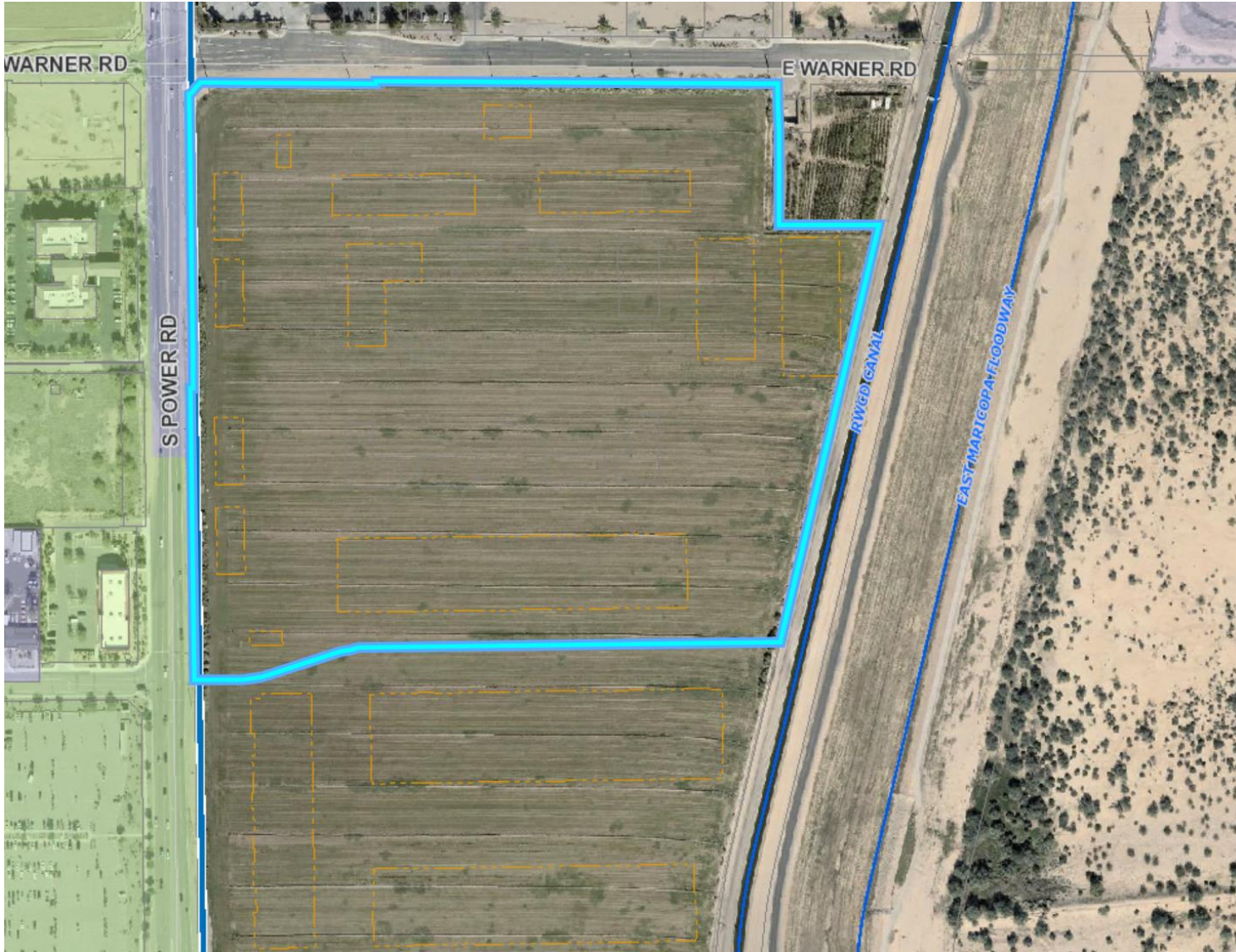




**ZON21-00892**



# Request

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- Modification to an approved Planned Area Development (PAD) and Site Plan for Phase 2 of the Cannon Beach Development; Preliminary Plat review

# Purpose

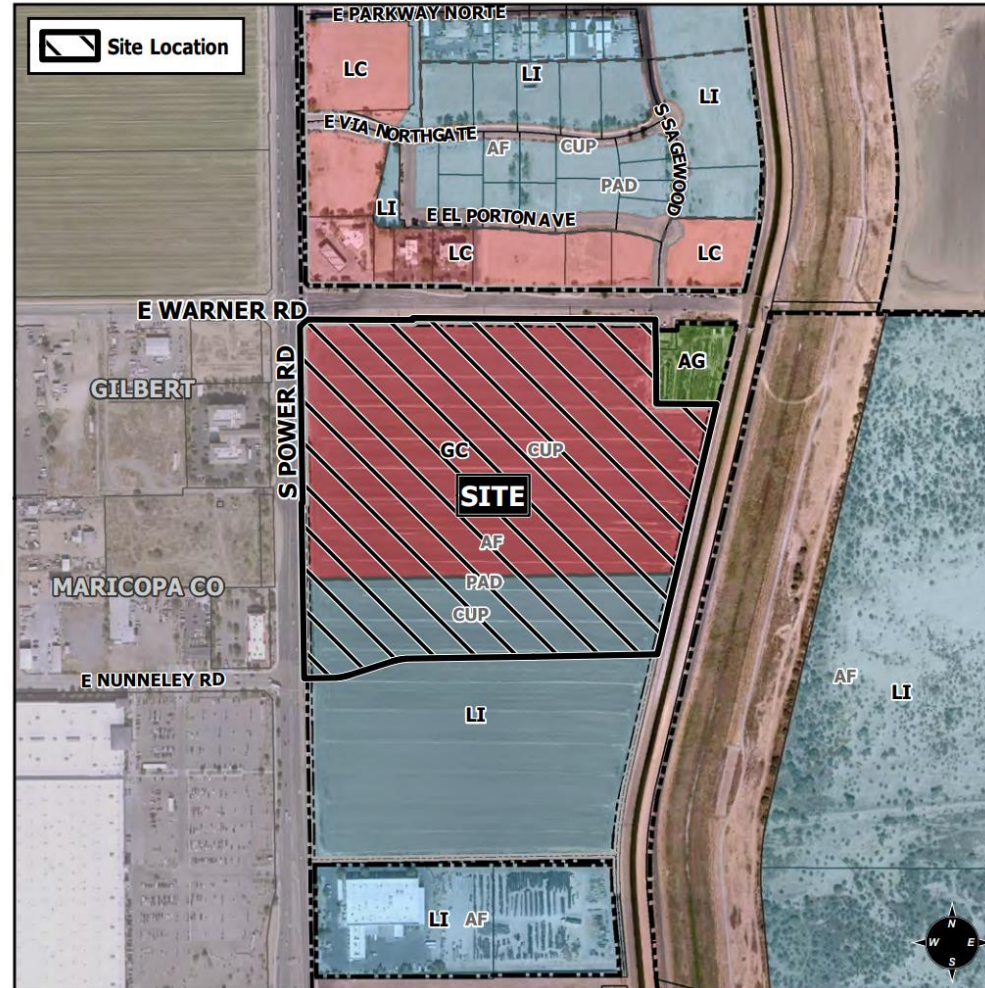
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- Group commercial, entertainment, and industrial

# Location

- SEC of S. Power Road and E. Warner Road
- South side of Warner
- East side of Power

## Planning and Zoning Vicinity Map: ZON21-00892

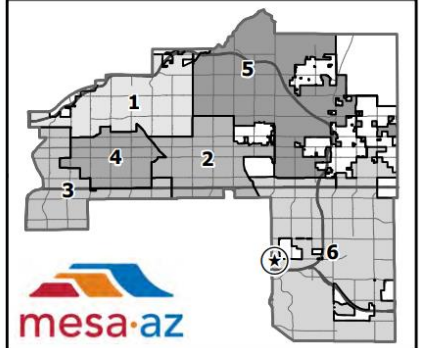
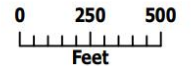


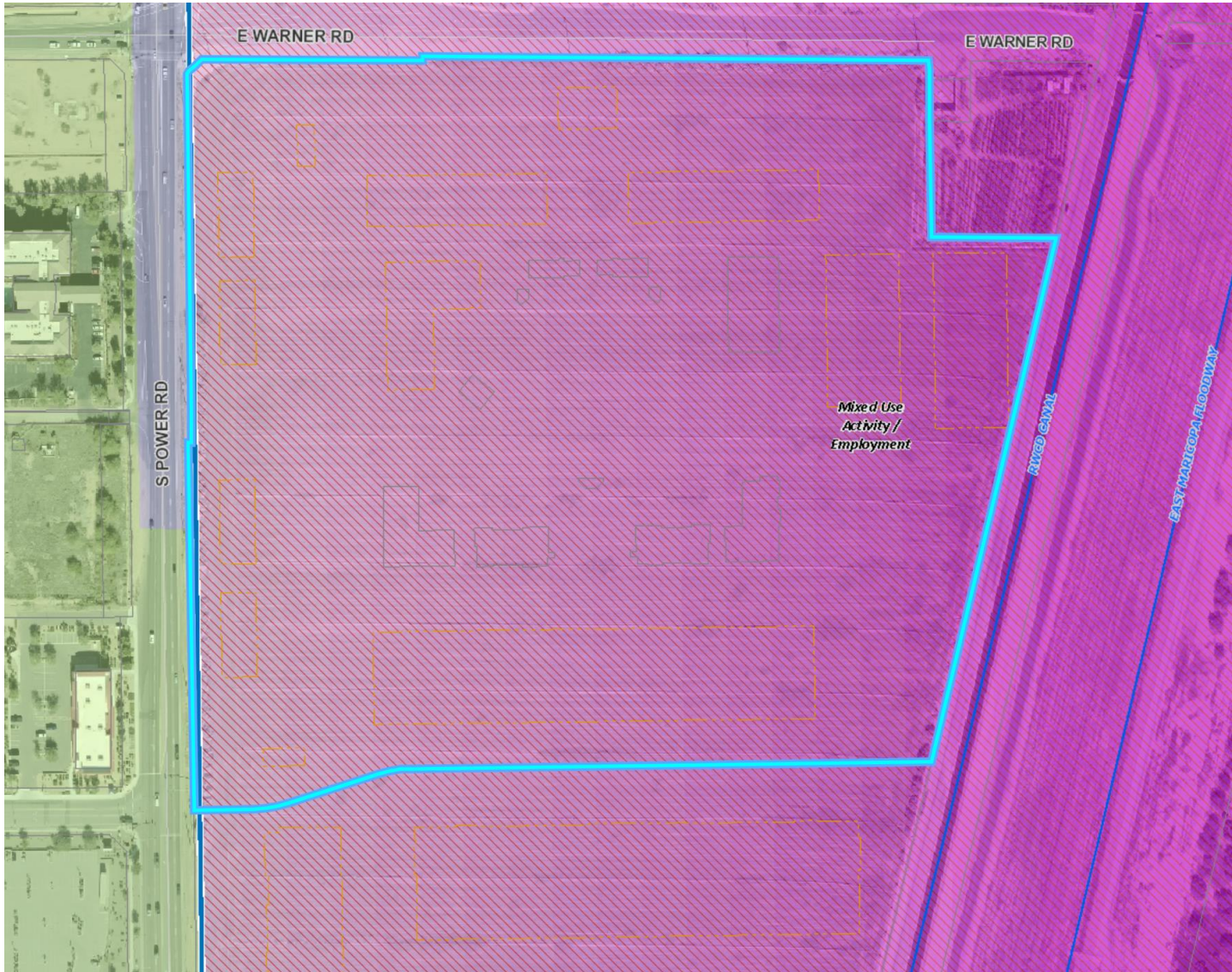
## Case Details

**CASE:** ZON21-00892 **PRE-PLAT:**

**SITE / ADDRESS:**  
District 6. Within the 4400 to 4700 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Warner Road (south side). Located at the southeast corner of Power Road and Warner Road. (40± acres)

**REQUEST:**  
Modification of the Planned Area Development Overlay (PAD) and Site Plan Modification. This request will allow for commercial development.





# General Plan

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## Mixed Use Activity

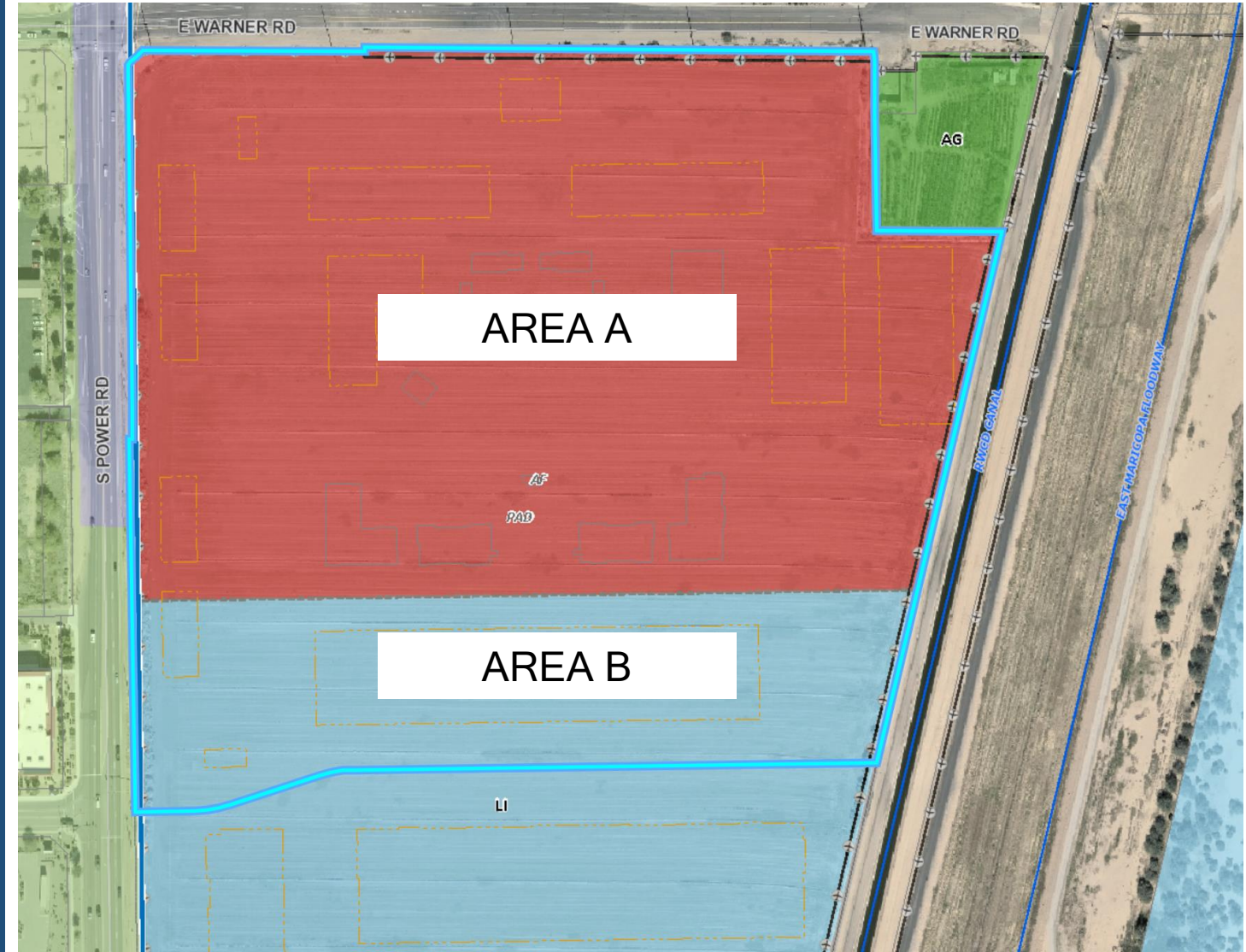
- Large Scale
- Regional Activity Area

## Employment

- Wide range of opportunities
- High-quality settings

# Zoning

- 30± acres zoned General Commercial with a Planned Area Development Overlay and Council Use Permit (GC-PAD-CUP)
- 9± acres zoned Light Industrial with a Planned Area Development Overlay and Council Use Permit (LI-PAD-CUP)



# Site Photos



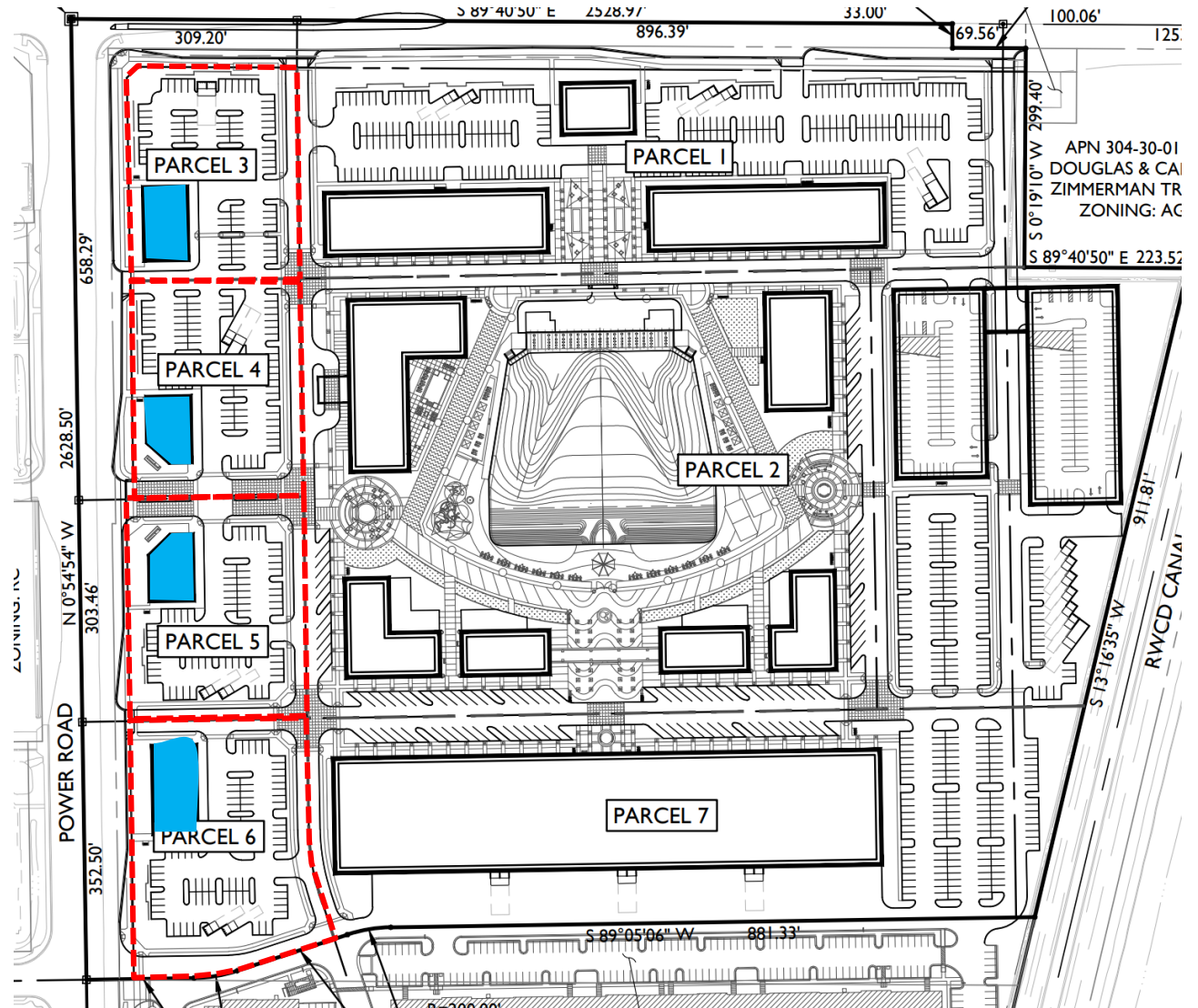
Looking east towards the site



Looking south towards the site

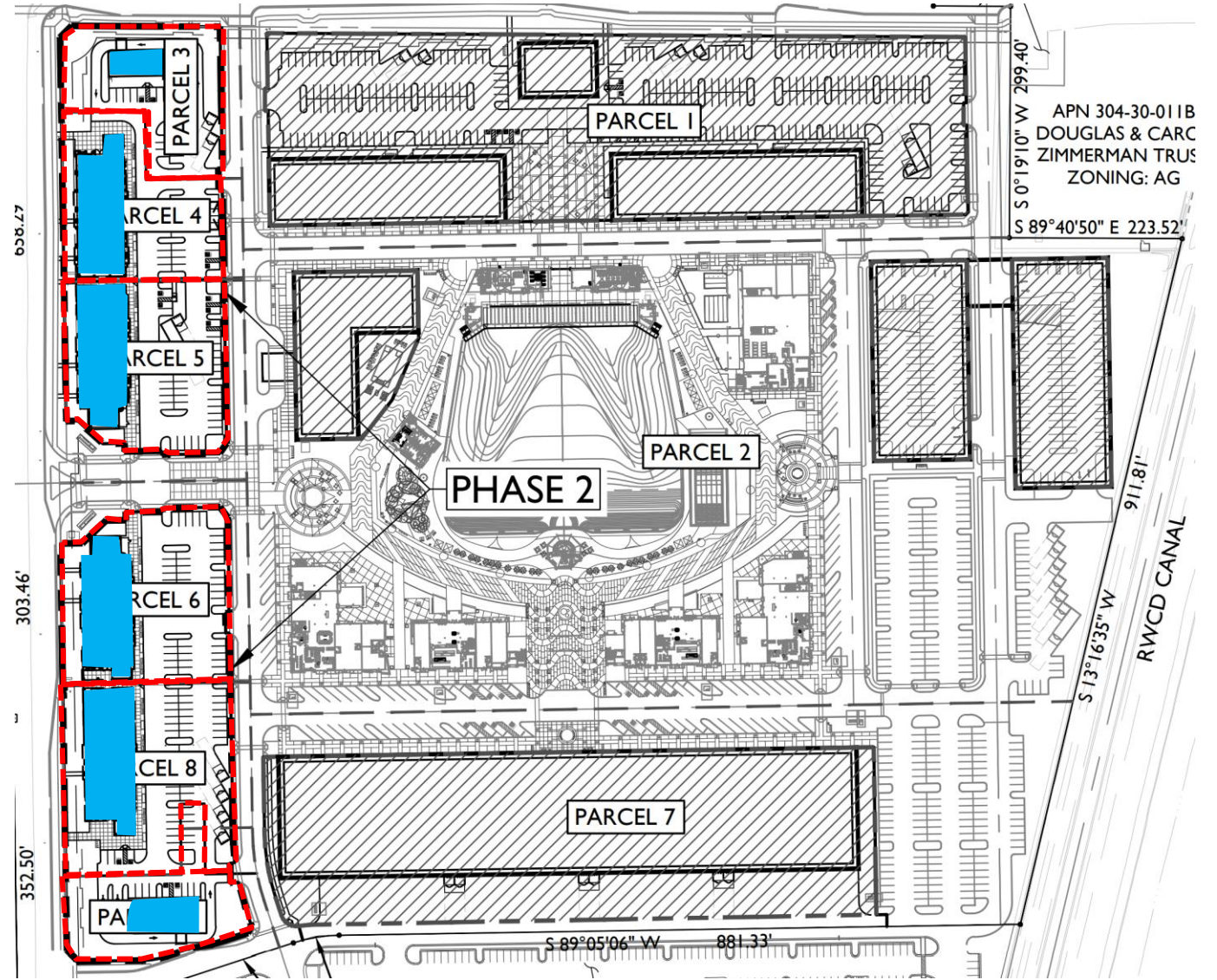
## Existing Site Plan (ZON20-00253)

- 4 parcels totaling 6.7± acres
- 4 commercial pads totaling 23,200 square feet of ground floor area
- Vehicular access between Parcels 4 & 5 and 5 & 6



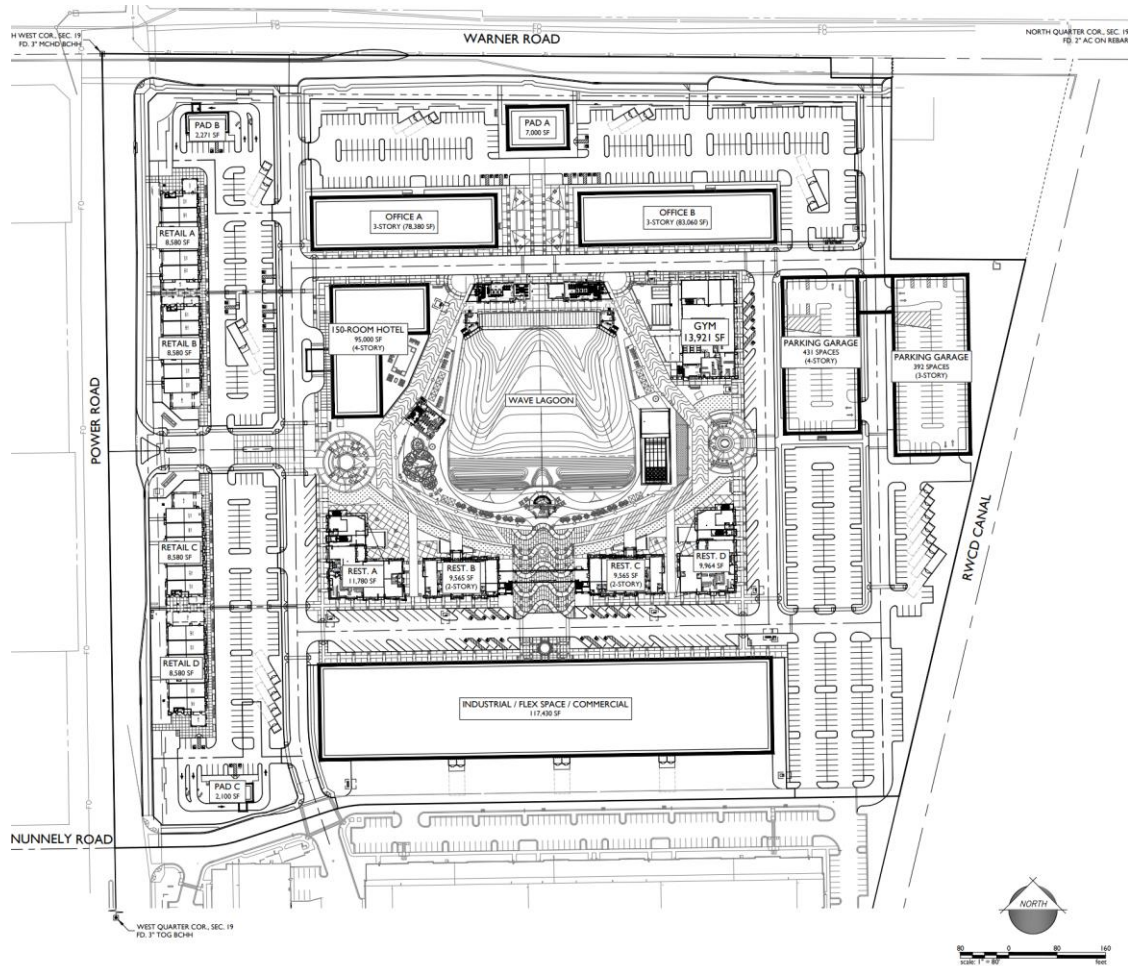
## Proposed Site Plan Modification

- 6 parcels totaling 6.7± acres
- 2 commercial pad buildings totaling 4,371 square feet
- 4 commercial retail buildings totaling 34,320 square feet
- Vehicular access between parcels 5 and 6





# Overall Development Plan

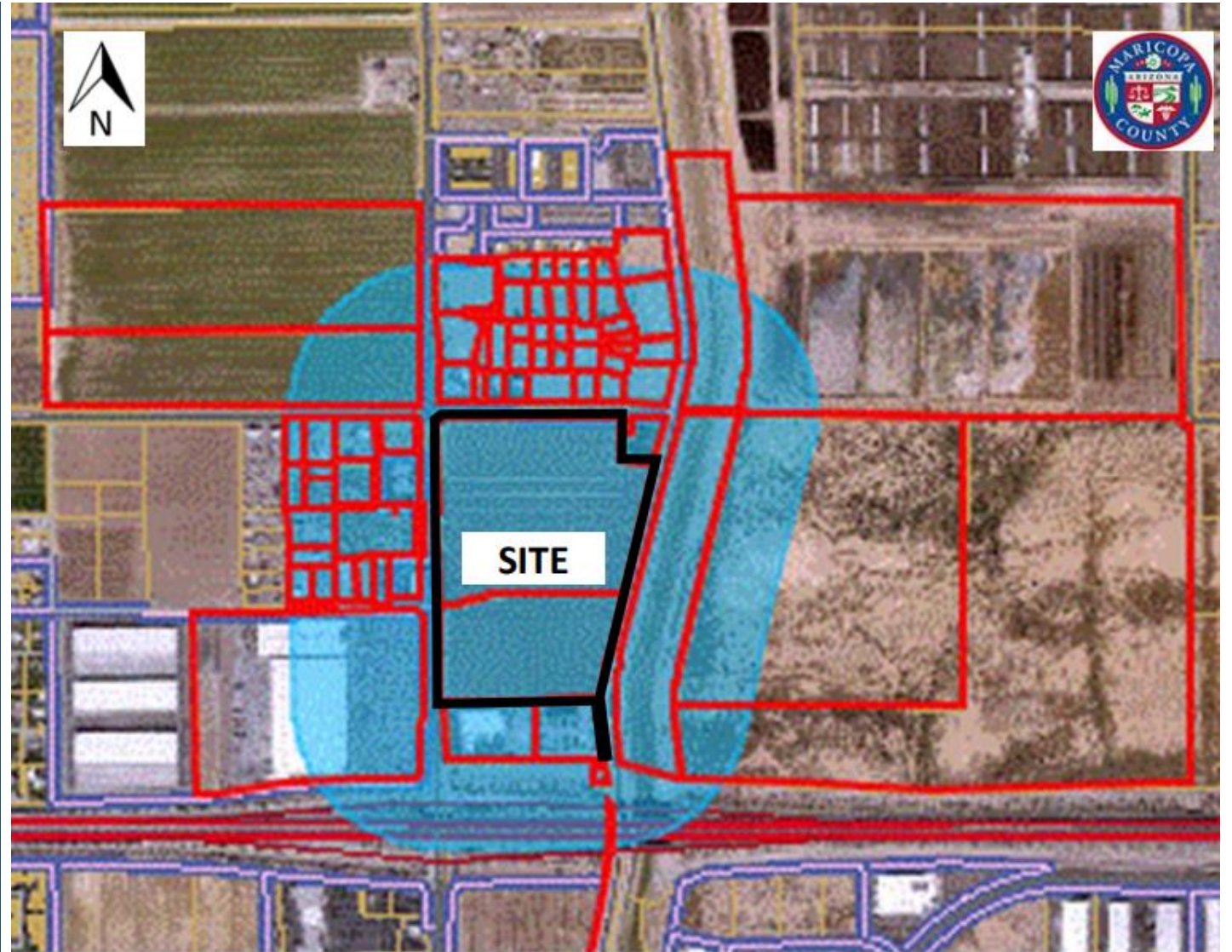


# PAD Request - Areas A and B

Development Standard	Required GC	Proposed PAD	Staff Recommendation
Minimum Building Separation - <i>MZO Section 11-6-3</i>	30' for building heights between 20 and 40 ft.	13.5' between buildings on Parcels 4, 5, 6, and 8	As proposed

# Citizen Participation

- Property owners within 1000'
- HOAs & Registered Neighborhoods within 1 mile
- Virtual meeting held on September 21, 2021 via ZOOM
  - No attendees



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapters 22 and 69 of the MZO

## Staff Recommendation

Approval with Conditions